

[REDACTED]

Sent: 06 January 2020 08:13
To: 'Anne O Leary'
Cc: Planning - Plan Review
Subject: RE: County Development Plan Review

A Chara,

I wish to acknowledge, with thanks, receipt of your submission regarding the County Development Plan review.

Regards

[REDACTED]
Administrative Officer
Planning Control.

From: Anne O Leary [REDACTED]
Sent: 05 January 2020 14:55
To: Planning - Plan Review
Subject: Fwd: County Development Plan Review

From: Anne O Leary [REDACTED]
Date: Sat, 4 Jan 2020 at 15:02
Subject: County Development Plan Review
To: planreview@wicklowcoco.ie

Forward Planning Section;

We wish to make a submission to the Wicklow County Development plan 2021-2027

We are the owners of a Protected Structure , Ref No. 13-06 cottage at Main Street Kilcoole Co.Wicklow on the protected structures list.

We would like to request that Wicklow co co remove our house from the list going forward.

We have multiple reasons for this request, which I can go into in more detail if requested, but the fact remains after many many years of having no knowledge of our house being on this list, through no fault of our own, it has fallen into a state of very bad repair.

We have owned this cottage (Primrose Cottage) since 1993 and were never notified of the planners decision to add it to the list and only became aware of its presence on The Protected Structures list in January 2018 when we started discussions with our architect about the work we wanted to do.

On the advice of the conservation officers with Wicklow CoCo we have since applied and obtained full planning permission,planning register number 18/849, got various quotes , explored the restoration and have concluded that the costs of bringing it up to modern day standards of comfort are prohibitive and the resale value would be less than the build spend when compared with the costs of knocking and rebuilding on a like for like basis if planning allowed.

Despite our best efforts the roof slates are loose and rain is penetrating the building adding to an already established problem around rising damp and mould .

Owing to the ever increasing costs of restoration we find we are in a very difficult situation as the professional advice we have received is that the building is possibly not sound to begin with and these potential problems will only reveal themselves when restoration work will have already begun. We have a limited budget and cannot get ourselves into this situation at this time in our lives.

Having consulted with architects and builders it is clearly obvious that there are neither architectural nor social reasons why our house is included on the record.

We currently live next door to this cottage and our plan would be to sell our current house with a view to 'downsizing' to our cottage in the not so distant future, but only if we could bring it up to 21st century standards.

We sincerely hope we can engage with Wicklow CoCo. on this matter.

Thanking you for your attention.

Anne O' Leary
Jim Broughan

